



Ambazac House  
Northacre | Caston | Norfolk | NR17 1DG

# SUSTAINABLE FAMILY HOME



At a little under 3,000 square feet, with five, possibly six, bedrooms and four bathrooms, this is indeed a luxury residence. Being equipped with solar panels an air source heat pump, and externally around 3,000 ltr of garden water storage it's extraordinarily well set up for 21st century living. Extensive south-facing gardens to the rear overlook fields and offer outdoor living at its finest.



# KEY FEATURES

- A Splendid Detached House in a Wonderful Location with Great Farmland Views
- Five/Six Bedrooms; Three En-Suites, Family Bathroom and Ground Floor Cloakroom
- Double Garage
- Large Bright and Airy Kitchen/Breakfast Room with Separate Utility Room
- Generous Sitting Room with Wood Burner leading to Snug/Dining Room
- Fabulous Garden Room with Vaulted Ceiling
- Charming Landscaped Gardens of 0.78 acres
- Solar Panels provide a very Generous Income
- Air Source Heat Pump with zoned Underfloor Heating to the Ground Floor
- The Accommodation extends to 2,901sq.ft
- Energy Rating: C

Set well back from the lane with a large gravel drive and gardens in front, and with open farmland to the rear, there is all the peace and privacy you could desire here. With several large reception rooms, ample bedrooms and bathrooms, and an extensive garden, this is a house the family won't outgrow. Put aside any concerns about the running costs of such a large place because it is also a model of economical and sustainable living with profitable solar panels benefitting from a generous Feed in Tariff and an eco friendly air source heat pump.

## Space Galore

The impressive entrance hall is double-height with a feature staircase leading to a galleried landing above. Off the hall is a sizeable dining kitchen - at over 500 square feet, this is big space! Shaker-style units in a pale sage colour contrast with the smart black granite countertops. A large chimney breast, farmhouse-style, houses a substantial range cooker. There's more than enough space to entertain guests while you cook. Across the hall is a spacious sitting room. At over 25 feet long and with windows to the front and Bi-Fold doors to the garden to the rear, this is a large, light space. A modern stone fireplace with wood burning stove makes a focal point, although the room is easily big enough for division into separate areas. The dining room occupies the space between the kitchen and the sitting room. It's currently used as a snug, but the tiled floor suggests that it would make a superb and well-placed eating area.





# KEY FEATURES

## Versatile Layout

A bedroom with its own en-suite shower room occupies a space on the ground floor, perfect for elderly relatives or a teenager- or for a home office, as it currently is. Beyond this a stunning garden room with vaulted ceiling and two sets of French doors, one set to the garden and the other to the terrace. It's perfectly designed for indoor/outdoor living, and another wood-burner in here makes the space equally attractive in colder months.

Upstairs are five further double bedrooms, two with en-suite bathrooms, the others sharing a large family bathroom. The master bedroom has a trio of feature windows which echo the gable end, as well as a vaulted ceiling with architectural wooden beams and iron tie bars. It's a dramatic space with stunning views over the garden. Each bedroom has ample closet space and there are two further large closets on the landing – plenty of space to stash everything away neatly.

## The Outside

This is a garden with destinations! Depending on your mood, or what the sun is doing, you can sit on the sheltered terrace in the property's return, or head halfway up the garden to a gravelled area with large pond. Or there's the paved eating area underneath the wisteria and honeysuckle-covered gazebo. There's a place for every moment, and a lovely view of the village church to boot. Imagine the garden parties! Like the house, sustainability has been designed in to the garden with several large water containers ready for any future dry periods. The keen gardener will find plenty to get their teeth into and the wildlife enthusiast will enjoy the birdwatching - "It's literally like having your own park!" the owners say.





























# INFORMATION

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## On The Doorstep

Caston is a lovely village. The Red Lion pub serves food and real ale within walking distance, while the village hall is home to many thriving community groups – art club, garden club, a very active WI, and yoga, to name a few. The village's primary school ensures a good mix of families of all ages. Connectivity further afield is excellent. Hingham, with its “fantastic butcher's” and “great bakery”, is at a short drive while Attleborough with its rail connections to London and The Midlands is a quarter of an hour away.

## How Far Is It To

Norwich is within half an hour by car on the arterial A11. It has an exciting mixture of high street retailers and artisan shops and eateries together with a vibrant theatre and arts scene along with a main line rail link to London Liverpool Street and an international airport. The world-renowned Norfolk Broads can be found to the North East with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hours drive whilst Thetford Forest with its bike and nature trails can be found closer to home to the south of Hingham.

## Directions

From the A11, at the Thickthorn roundabout take the All London Exit and continue until you get to the second Attleborough/Watton exit. At the bottom of the slip road turn right at the lights and proceed through the villages of Great Ellingham and Rockland into Caston. Turn right signposted Watton and continue until a left turn signposted Northacre, whereby the property can be found after 0.75 of a mile on your left hand side.

## What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [deputy](#), [jumbo](#), [stages](#)

## Services, District Council and Tenure

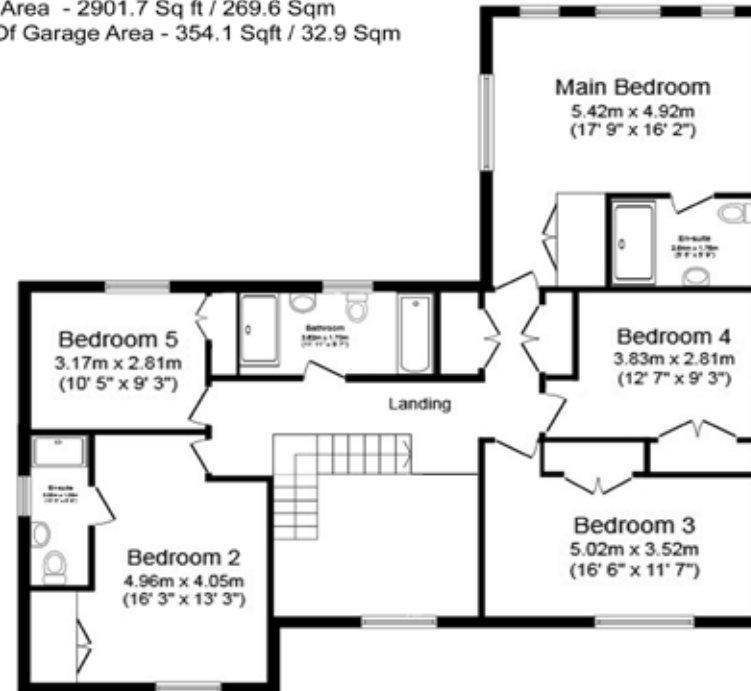
Air Source Heat Pump, Mains Water, Mains Drainage  
Breckland District Council – Band F  
Freehold

Property - DIS4356  
 Approx. Internal Floor Area - 2901.7 Sq ft / 269.6 Sqm  
 Approx. Internal Floor Area Of Garage Area - 354.1 Sqft / 32.9 Sqm

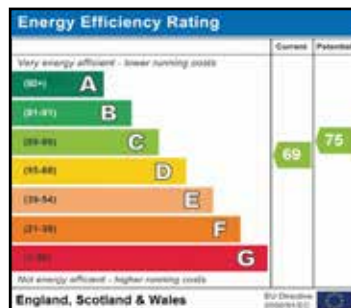
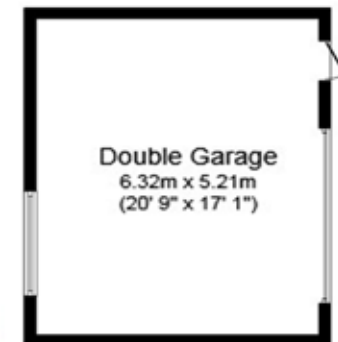


Ground Floor

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First Floor



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